

PHA Plans

Streamlined Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2004

PHA Name: Lexington Housing Authority
609 East Third Street
Lexington, NE 68850
(308) 324-4633

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Lexington Housing Authority **PHA Number:** NE010

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
Number of public housing units: 81 Number of S8 units: Number of public housing units:
Number of S8 units: 122

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Diane K. Adams, Executive Director
TDD: 308-324-6619

Phone: 308-324-4633
Email (if available): lexha@cozadtel.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

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Accompany PHA Plan	

A. PHA PLAN COMPONENTS

- ☐ 1. Site-Based Waiting List Policies
- 903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs
- 903.7(g) Statement of Capital Improvements Needed**
- ☐ 3. Section 8(y) Homeownership
- 903.7(k)(1)(i) Statement of Homeownership Programs**
- ☐ 4. Project-Based Voucher Programs
- ☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) **State of Nebraska**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☒ Other: (list below) **Lexington Comprehensive Plan Update Dated 1999-2009 and the Executive Director has been involved in the recent Lexington Community Housing Survey process**

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Housing needs being continually reviewed by the Lexington Housing Authority and the City of Lexington are consistent with the Department of Economic Development's current Housing and Community Development Consolidated Plan.**

The only change made to any policy since the last Agency Plan for Fiscal Year Ended June 30, 2003, was in the Section 8 Administrative Plan. Under Portability, a change was made by Board Resolution in August, 2003, requiring that all persons first submitting application for participation in the Housing Choice Voucher Program must lease a unit located within the jurisdiction of the Lexington Housing Authority for their first 12 months on the program. With this change all participants, no matter where they live or work at time of application are no long allowed to immediately take their Voucher and lease up outside the Lexington Housing Authority jurisdiction. This change in no way conflicts with any part of the Consolidated Plan for the State of Nebraska or the Comprehensive Plan for the City of Lexington

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-30-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	19,500	19,500	19,500	19,500
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,559	2,599	2,599	2,599
8	1440 Site Acquisition				
9	1450 Site Improvement	27,500	27,500	27,500	23,919.76
10	1460 Dwelling Structures	39,484.05	39,483.05	39,483.05	37,579.38
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	42,607.95	42,607.95	42,607.95	42,607.95
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	131,690		131,690	126,206.09
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation	0.00			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Misc. Maint. Equip.	1406		9,500		9,500	9,500	Complete
	Occupied Interior Paint	1406		5,000		5,000	5,000	Complete
	Needs Assessment	1430		1,300		1,300	1,300	Complete
	Landscaping	1450		10,860		10,860	7,279.76	Incomplete
	REAC Insp. Renovation	1460		22,470.66		22,470.66	20,817.73	Incomplete
	Bathroom Storage Cabinet	1460		500	499	499	248.26	Incomplete
	Lg. Capacity Water Heaters	1475		18,119.34		18,119.34	18,119.34	Complete
NE010-002								
Scattered Sites	Occupied Interior Paint	1406		5,000		5,000	5,000	Complete
	Needs Assessment	1430		1,299		1,299	1,299	Complete
	Landscaping	1450		16,640		16,640	16,640	Complete
	REAC Insp. Renovation	1460		16,513.39		16,513.39	16,513.39	Complete
	Mini Van-Staff Transportation	1475		24,488.61		24,488.61	24,488.61	Complete
	Totals			131,690		131,690	126,206.09	

[illegible]

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	39,000		39,000	39,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	87,753.51		87,753.51	85,414.40
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,141		2,141	2,141
13	1475 Nondwelling Equipment	4,937.49		4,937.49	4,937.49
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	133,832		133,832	131,492.89
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	4,117.43		4,117.43	4,117.43
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation	0.00			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P010050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Misc. Maint. Equip.	1406		3,000		3,000	3,000	Complete
	Carpenter Salary & Bene.	1406		31,000		31,000	31,000	Complete
	Shingles & Gutter Repair	1460		60,000		60,000	58,808.03	Incomplete
	Replace Passage Lever Handles	1460		4,117.43		4,117.43	4,117.43	Complete
	Bi-Fold Doors	1460		23,636.08		23,636.08	22,488.94	Incomplete
	Work Room Cabinets	1470		2,141		2,141	2,141	Complete
	Replace Laundryroom Equip.	1475		4,937.49		4,937	4,937	Complete
NE010-002								
Scattered Sites	Interior Painting	1406		5,000		5,000	5,000	Complete
	Totals			133,832		133,832	131,492	

[illegible]

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P010050102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	46,620	46,620	46,620	46,620
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	15,000	15,000	15,000	15,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10,545	10,545	-0-	-0-
10	1460 Dwelling Structures	19,553.36	13,901.71	11,625.73	11,625.73
11	1465.1 Dwelling Equipment—Nonexpendable	35,678.64	41,330.29	17,908.00	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	127,397	127,397	93,429.71	73,245.73
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	15,278.64		7,837.94	-0-
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	5,545		-0-	-0-
26	Amount of line 21 Related to Energy Conservation				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P010050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Interior Painting	1406		5,000	5,000	5,000	5,000	Complete
	Grounds Lighting	1450		10,545	5,545	-0-	-0-	Incomplete
	Wrap Porch Poles	1460		1,285.44	1,285.44	1,285.44	1,285.44	Complete
	Bathroom Sink Cabinets	1465		23,582.74	15,000	7,902.00	-0-	Incomplete
	H/C Height Toilets	1465		15,278.64	15,278.64	10,006.00	-0-	Incomplete
	Window Covering	1465		-0-	11,051.65	-0-	-0-	Incomplete
NE010-002	Interior Painting	1406		5,000	5,000	5,000	5,000	Complete
Scattered Sites	Wrap Porch Poles	1460		1,285.43	1,285.43	1,285.43	1,285.43	Complete
	Screen Doors	1460		6,400	3,931.09	3,931.09	3,931.09	Complete
	Front Storm Doors	1460		4,841.49	4,841.49	4,841.49	4,841.49	Complete
HA Wide	Misc. Maint. Equip.	1406		5,000	5,000	5,000	5,000	Complete
	Carpenter Salary	1406		31,620	31,620	31,620	31,620	Complete
	Computer Equip.	1410		15,000	15,000	15,000	15,000	Complete
	REAC Renovation	1460		2,558.26	2,558.26	282.28	282.28	Incomplete
	Concrete	1450		-0-	5,000	-0-	-0-	Incomplete
	Totals			127,397	127,397	93,429.71	73,245.73	

[illegible]

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	44,915		44,915	44,915
3	1408 Management Improvements	5,600		5,600	5,600
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	26,643		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	4,750		-0-	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,000		-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	98,908		50,515	50,515
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation	12,250			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Interior Paint	1406		3,940	3,940	3,940	3,940	Complete
	Kitchen Ceramic Tile	1460		1,000	1,000	-	-	Incomplete
	Wire L.R. Ceilings	1460		7,500	7,500	-	-	Incomplete
	L.R. Ceiling Fans	1465		4,750	4,750	-	-	Incomplete
NE010-002	Interior Paint	1406		4,000	4,000	4,000	4,000	Complete
Scattered Sites	Utility Room Cabinets	1460		16,000	13,400	-	-	Incomplete
	Wooden Screen Doors	1460		-0-	2,600	-	-	Incomplete
HA Wide	Misc. Maint. Equip.	1406		1,000	1,000	1,000	1,000	Complete
	Carpenter Salary	1406		35,975	35,975	35,975	35,975	Complete
	Computer Equipment	1408		5,600	5,600	5,600	5,000	Complete
	REAC Renovations	1460		2,143	2,143	-	-	Incomplete
	Lawn Mower	1475		17,000	17,000	-	-	Incomplete
	Totals			98,908	98,908	50,515	50,515	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program No: NE26P01050103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE010-001	09/19/2005	09/16/2005		09/16/2007			Per HUD Obligation
& 002							and Expenditure
							Deadlines

7. Capital Fund Program /Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	15,840	8,640	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	5,505	5,505	-0-	-0-
12	1470 Nondwelling Structures	-0-	5,000	-0-	-0-
13	1475 Nondwelling Equipment	-0-	2,200	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	20,890	20,890		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation	12,250	5,050		

7. Capital Fund Program /Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P01050203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Kitchen Ceramic Tile	1460		8,640	8,640	-0-	-0-	Incomplete
	Wire L.R. Ceilings	1460		7,200	-0-	-0-	-0-	Complete
	Livingroom Ceiling Fans	1465		5,050	5,050	-0-	-0-	Incomplete
	Comm. Space Update	1470		-0-	5,000	-0-	-0-	Incomplete
	Comm. Room Furniture	1475		-0-	2,200	-0-	-0-	Incomplete
NE010-002								
Scattered Sites								
HA Wide								
	Totals			20,890	20,890	-0-	-0-	

7. Capital Fund Program /Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program No: NE26P01050203 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE010-001	02/13/06	02/12/06		09/16/2008	02/12/2008		Per HUD Obligation
& 002							and Expenditure
							Deadlines

7. Capital Fund Program /Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P01050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	50,000		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	18,908		-0-	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000		-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	98,908		-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation	5,908		-0-	-0-

7. Capital Fund Program /Performance and Evaluation Report and Replacement Housing Factor Effective 12/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P01050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NE010-001				Original	Revised	Funds Obligated	Funds Expended	
Eastlawn	Kitchen Light Fixtures	1465.1		5,908		-0-	-0-	Incomplete
	One Station Beauty Shop	1475		9,000		-0-	-0-	Incomplete
NE010-002								
Scattered Sites	Counter Top Replacement	1460		20,000		-0-	-0-	Incomplete
	Install Back Doors	1460		25,000		-0-	-0-	Incomplete
	Vertical Blinds	1465.1		10,000		-0-	-0-	Incomplete
	Cut & Install Mirrors	1465.1		3,000		-0-	-0-	Incomplete
HA Wide	Maintenance Pickup	1475		20,000		-0-	-0-	Incomplete
	Interior Painting	1460		4,000		-0-	-0-	Incomplete
	REAC Renovations	1460		1,000		-0-	-0-	Incomplete
	Computer Equipment	1475		1,000		-0-	-0-	Incomplete
	Totals			98,908		-0-	-0-	

Housing Factor Effective 12/31/2003

Part III: Implementation Schedule

form **HUD-50075-SA** (04/30/2003)

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Lexington Housing Authority				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3	
Development Number/Name/ HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
NE01-001	Annual Statement	25,000	25,000	10,000	15,000
Eastlawn					
NE010-002		47,000	39,908	10,000	9,000
Scattered Sites					
HA Wide		26,908	34,000	78,908	74,908
CFP Funds Listed for 5-year planning		98,908	98,908	98,908	98,908
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NE010-001	Insulation	15,000	NE010-001	Replace 24 Refrig	10,000
Annual	Eastlawn	Kitchen Ceramic Tile	10,000	Eastlawn	Carpet & Pad	15,000
Statement			25,000			25,000
	NE010-002	Kitchen Cab. Repl.	30,000	NE010-002	Kitchen Cab. Repl.	32,000
	Scattered Sites	Insulation	15,000	Scattered Sites	Water Softeners	7,908
		Kitchen Ceramic Tile	2,000			39,908
			47,000			
	HA Wide	Misc. Maint. Equip.	4,000			
		Office Renov.	5,000	HA Wide	Misc. Maint. Equip.	1,000
		Interior Painting	5,000		Interior Painting	5,000
		Computer Equip.	5,000		Computer Equip.	3,000
		REAC Renovations	2,908		Mini Van	25,000
		Concrete	5,000			34,000
			26,908			
Total CFP Estimated Cost			\$ 98,908			\$ 98,908

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NE010-001	Replace 25 Refrig.	10,000	NE010-001	Replace Ranges	15,000
Eastlawn			Eastlawn		
		10,000			15,000
			NE010-002	Appliances	4,000
			Scattered Sites	Faucets	5,000
					9,000
NE010-002	Water Heaters	8,000			
Scattered Sites	Appliances	2,000			
		10,000			
			HA Wide	Concrete	1,000
HA Wide	Interior Painting	5,000		Interior Painting	5,000
	Community Bldg.	70,000		Community Bldg.	65,000
	Computer Equip.	2,500		Computer Equip.	2,500
	REAC Renovations	1,408		REAC Renovations	1,408
		78,908			74,908
Total CFP Estimated Cost		\$ 98,908			\$ 98,908

9. Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

A. Name of resident member(s) on the governing board: ***Della Mae Courter***

B. How was the resident board member selected: (select one)?

☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): ***December, 2004***

B. Date of next term expiration of a governing board member: ***December, 2004***

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): ***Mayor John Fagot***

10. Membership of the Resident Advisory Board

List members of the Resident Advisory Board

Leon Stauffer
Mary Stauffer
Rosie Rogers
Mary Lara
Della Mae Courter
James Zeleski
Awilda Solis
Doyle Hemphill
Ruth Hemphill

Letters were sent to twenty individuals participating in Public Housing Elderly and Scattered Site programs and the Section 8 Housing Choice Voucher Program. Names of these individuals were chosen at random from all persons participating in the programs. The date and time of the Resident Advisory Board meeting was listed in the letters and the persons named above were the residents to participate. Copies of all policies and the 2004 Agency Plan Draft were made available to the RAB.

11. Comments of the Resident Advisory Board

The Executive Director opened the meeting by reading the minutes of the 2003 Agency Plan Resident Advisory Board meeting. The Director then held a detailed discussion on improvements listed for each year of the five year plan.

As the list of improvements was being reviewed the Executive Director pointed out work projects that are scheduled to begin immediately or that have just begun. The higher toilets, bathroom sink cabinets and exterior lighting was all anxiously be awaited.

Comments at the meeting were as follows:

Many comments were made about the items already listed in the Five Year Plan for expanding the Capital Fund Grants. The Eastlawn Community Room updating and remodeling, attic insulation for both the apartments and the houses, the one stall beauty shop, the wiring and installation of ceiling fans in the livingrooms of the apartments, the utility room cabinets in the houses, the kitchen ceramic tile in the apartments and the installation of back doors in the two bedroom homes were all especially appreciated.

A request was made to consider installing wooden screen doors in the homes at the door leading from the house into the garage for air circulation.

A request was made to consider putting ceramic tile in the kitchens of the houses between the upper and lower cabinets.

The apartment dwellers requested that when carpet is replaced in the apartments that carpet padding be installed under the carpets.

Water softeners in the Scattered Site units were discussed again this year with the idea still being accepted, however, the potential financial hardship if the families have to purchase their own salt for the machines is still a concern.

The idea of saving funds to close Fillmore Street to build a new Community Building and offices was discussed again this year. There were still many positive comments made, with the loss of existing parking being discussed, however, the Executive Director gave assurances that parking was a concern that would be addressed.

A final discussion was held on how to keep the tiled floors shining at the houses. A suggestion was made to have a small floor polisher available to check out to tenants who wished to use it on their tile.

No further comments were made. Everyone felt the meeting was productive and wants to be invited again next year.

12. MINUTES OF THE PUBLIC HEARING

MINUTES OF THE PUBLIC HEARING HOUSING AUTHORITY OF THE CITY OF LEXINGTON MARCH 3, 2004

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for a Public Hearing on the Lexington Housing Authority Agency Plan on Wednesday, March 3, 2004. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Owens, Gutierrez, Courter and Saiz. Also present was Diane K. Adams, Executive Director. There was no general public in attendance, even though the meeting had been advertised in the Lexington Clipper Herald and posters had been placed in various locations around the city. One Staff person attended.

ADJOURNMENT

After waiting a reasonable time with no general public in attendance, Chairman Helvey declared the Public Hearing closed and the meeting adjourned.

13. PORTIONS OF THE REGULAR MARCH 24, 2004 MEETING

The Lexington Housing Authority Board of Commissioners considered all comments from the resident Advisory Board as follows:

The following is taken from the minutes of the regular meeting of the Lexington Housing Authority Board held on March 24, 2004.

MINUTES OF THE REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF LEXINGTON MARCH 24, 2004

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for their Regular Meeting on Wednesday, March 24, 2004. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Owens, Gutierrez, Courter, and Saiz. Also present was Diane K. Adams, Executive Director.

APPROVAL OF AGENDA

After review, a motion was made and seconded to approve the amended agenda as presented. The Chairman called for a vote with all voting aye. Motion carried.

What follows is a portion of the minutes of the regular board meeting discussion of the Resident Advisory Board comments and the Resolution authorizing Chairman Helvey to sign

the PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan.

REVIEW DISCUSS AND CONSIDER RESIDENT ADVISORY BOARD COMMENTS

The Commissioners reviewed the comments of the Resident Advisory Board point by point as follows:

The Commissioners were pleased that the residents are looking forward to their higher toilets, bathroom sink cabinets, livingroom ceiling fans and the exterior lighting as well as updating and remodeling in the Eastlawn Community Room, attic insulation in the apartments and scattered site homes, installation of a one stall beauty shop, kitchen ceramic tile between upper and base cabinets in the apartments, cabinets in the scattered site laundry rooms and installation of back doors in the two bedroom houses that are currently in the Five Year Plan.

The request to have wooden screen doors installed at the door between the house and garage in the houses that have an outside door in the garage was considered and the Director was instructed to work that into the Capital Fund Grant.

The request to have ceramic tile installed in the kitchens of the houses between the upper and lower cabinets was discussed and the Director was instructed to insert the item into the Capital Fund Grand budget.

The apartment dwellers requested that when carpet is installed in the units that pad be used under the carpet instead of having the carpet glued down. The Commissioners agreed that could be done as carpet is replaced. The Director was instructed to add the price of pad to the carpet budget line item.

Members of the Resident Advisory Board felt water softeners would be nice, however if the tenant is responsible for purchasing the salt, it might become a financial burden. After more discussion this year, the Commissioners decided to leave this item in the Five Year Plan with the tenants being responsible to purchase the salt and fill the tanks. The Commissioners felt that maintenance could check the units when furnace filters are replaced and if the softener units are not being used the bypass handle could be engaged.

The Commissioners were pleased the Resident Advisory Board was still in favor of the idea of closing Fillmore Street to build a centrally located community room. After further discussion it is now possible that the office area will be expanded to fill the entire existing community room. The concern over the loss of existing parking was discussed again, and it is still felt that would be something an engineer could address and help design so parking would not be lost.

The final item discussed was how to keep the tile floors in the houses shining. Some members of the Resident Advisory Board wondered if a small floor polisher could be purchased and be checked out by residents who wanted to use it at their homes. The Commissioners felt that was a good suggestion which could be incorporated into the regular operating budget.

RESOLUTION NUMBER 418

The following resolution was introduced by Diane Adams, Executive Director; read in full and considered:

RESOLUTION NUMBER 418

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Lexington, Nebraska that the Chairman of the Housing Authority of the City of Lexington be authorized to sign the PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan.

Commissioner Gutierrez moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Saiz and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Helvey	None
Owens	
Gutierrez	
Courter	
Saiz	

The Chairman thereupon declared said motion carried and said resolution adopted.

The remainder of the regular meeting followed.

ADJOURNMENT

There being no further business to come before the Authority, the Chairman declared the meeting adjourned.